

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS,
MARGARET SMITH, JOHN LESTER, SAM ALTMAN, SANDRA CAMPBELL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY
CLERK: VANESSA ELLINGTON

AGENDA
BOARD OF ZONING APPEALS-ZONING
OCTOBER 6, 2015 ~~5:45:16~~ 5:45:16 P.M. 2 GEORGE STREET
7:43 P.M.

A. Deferred application from previously advertised BZA-Z agendas. For information call 724-3781.

*S.Campbell arrives

1. 205 OLD HICKORY XING (GRIMBALL GATES) APP. NO. 1510-6-A1
(283-00-00-432)
- Request variance from Sec. 54-261 (Grimball Gates Master Plan) to allow construction of a single-family residence with a 21.5-ft. total side setback (30-ft. required).
Zoned PUD.
Owners/Applicants-William J. & Stacie A. Zakrzewski
- APPROVED XX WITHDRAWN 0
- DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 5 AGAINST 1
*M.Smith

*L.Krawcheck arrives, abstains

B. New Applications:

1. 504 MEETING ST. (EASTSIDE) (459-05-03-076) APP. NO. 1510-6-B1
- Request special exception under Sec. 54-206 to allow an establishment (restaurant) use located within 500 feet of a residential zoning district and to allow for the on-premises consumption of alcohol, beer or wine after midnight.
Zoned GB.
Owner-Ernest Pinckney/Applicant-Neil Stevenson Architects
- APPROVED 0 WITHDRAWN 0
- DISAPPROVED 0 DEFERRED XX

MOTION: Deferred to meet with owner/resident at 502 Meeting Street and neighborhood association to address issues of noise, traffic, and trash.

MADE BY: M.Robinson SECOND: S.Campbell VOTE: FOR 6 AGAINST 0

2. 504 MEETING ST. (EASTSIDE) (459-05-03-076) APP. NO. 1510-6-B2
- Request an appeal to the Zoning Administrator's decision that the temporary moratorium applies to this property.
Zoned GB.
Owner-Ernest Pinckney/Applicant-Neil Stevenson Architects

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: S.Campbell SECOND: J.Lester VOTE: FOR 7 AGAINST 0

3. 28 JAMESTOWN RD. (THE CRESCENT) APP. NO. 1510-6-B3
(421-10-00-077)

Request variance from Sec. 54-301 to allow construction of a detached accessory building (garage) with a 10-ft. rear setback (25-ft. required).
Zoned SR-8.
Owner-Artur Pacult/Applicant-Joe Tucker

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

4. 137 WENTWORTH ST. (HARLESTON VILLAGE) APP. NO. 1510-6-B4
(457-03-04-002)

Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen expansion/mudroom/bedroom/bath) that extends a non-conforming 0-ft. west side setback (9-ft. required).
Request variance from Sec. 54-301 to allow a 2-story addition (kitchen expansion/mudroom/bedroom/bath) with a 17.5-ft. rear setback and a 56% lot occupancy (25-ft. required and limits lot occupancy to 50%; existing lot occupancy is 49%).
Zoned DR-1F.
Owner-ACL 23.2 LLC/Applicants-Jonathan Kirkland, Elizabeth Kirkland

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: S.Campbell VOTE: FOR 7 AGAINST 0

5. 5 BEVERLY RD. (OLD WINDERMERE) APP. NO. 1510-6-B5
(421-06-00-091)

Request special exception under Sec. 54-110 to allow a 2-story addition (screened porch/stair) that enlarges a non-conforming duplex use.
Zoned SR-2.
Owner-Merrilee R. Kinney/Applicant-John Peters

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: S.Altman VOTE: FOR 7 AGAINST 0

6. 116 GROVE ST. (WAGENER TERRACE) APP. NO. 1510-6-B6
(463-15-01-051)

Request special exception under Sec. 54-110 to allow a vertical extension (2nd fl. master bedroom/bath) to a non-conforming building footprint that does not meet the required 9-ft. east side setback.
Zoned SR-2.

Owner-Dan Nathanson/Applicant-Kevan Hoertdoerfer

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 7 AGAINST 0

7. 229 GORDON ST. (WAGENER TERRACE) APP. NO. 1510-6-B7
(463-10-03-045)

Request special exception under Sec. 54-110 to allow a vertical extension (2nd fl. bedrooms/baths/closets) to a non-conforming building footprint that does not meet the required 9-ft. west side setback.
Zoned SR-2.

Owners/Applicants-David & Sara Perry

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 7 AGAINST 0

8. 828 RUTLEDGE AVE. (NORTH CENTRAL) APP. NO. 1510-6-B8
(463-11-02-030)

Request special exception under Sec. 54-110 to allow a 1-story addition that extends a non-conforming 6-ft. north side setback (9-ft. required).
Request variance from Sec. 54-301 to allow construction of a 1 ½ story detached accessory building (garage/office /bath) with a 13-ft. side street setback, a 3-ft. rear setback and a 3-ft. north side setback (25-ft. 25-ft. and 9-ft. required).
Zoned SR-2.

Owner-Lenox Remodel 1-1-C/Applicant-Annise Blackwell

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Approval of special exception.
MADE BY: S.Altman SECOND: S.Campbell VOTE: FOR 7 AGAINST 0

MOTION: Deferral of variance for detached garage.
MADE BY: S.Altman SECOND: S.Campbell VOTE: FOR 7 AGAINST 0

9. 235 COMING ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-08-03-171) APP. NO. 1510-6-B9

Request special exception under Sec. 54-110 to allow a 2-story addition (bedrooms) that enlarges a non-conforming duplex use.
Request variance from Sec. 54-301 to allow a 2-story addition (bedrooms) with a 53% lot occupancy (50% limit; existing lot occupancy is 50.4%).
Zoned DR-2F.
Owner-Preservation Properties/Applicant-Byers Design Group

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Robinson VOTE: FOR 7 AGAINST 0

10. 2130 MEDWAY RD. (RIVERLAND TERRACE) APP. NO. 1510-6-B10
(343-03-00-042)

Request variance from Sec. 54-301 to allow construction of a detached 2-story garage with a 2-ft. rear setback, (25-ft). ~~on 18.2 ft. side street setback (25 ft. and 25 ft. required).~~
Zoned SR-1.
Owner-Thomas C. Peters/Applicant-Troy Miller

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

11. 92 HANOVER ST. (EASTSIDE) (459-05-04-066) APP. NO. 1510-6-B11

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,925sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3.2-ft. front setback, a 3.04-ft. south side setback (25-ft. and 7-ft. required)
Zoned DR-2F.
Owner/Applicant-William Easterlin

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 7 AGAINST 0

12. 80 HANOVER ST. (EASTSIDE) (459-05-04-109) APP. NO. 1510-6-B12

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,266sf; 2,500sf required).
Zoned DR-2F.
Owner/Applicant-William Easterlin

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: J.Lester SECOND: S.Altman VOTE: FOR 7 AGAINST 0

13. 2009 EGRET LN. (CROGHANS LANDING) APP. NO. 1510-6-B13
(308-01-00-014)

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 24.9-ft. rear setback (25-ft. required).
Zoned SR-1.
Owners-Glyn & Ansley Hartwell/Applicant-Crosby Creation

APPROVED	0	WITHDRAWN	XX
DISAPPROVED	0	DEFERRED	0

MOTION: Withdrawn.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

14. 942 ORANGE GROVE LANE (PARKSHORE) APP. NO. 1510-6-B14
(415-09-00-214)

Request variance (after-the-fact) from Sec. 54-301 to allow a vertical extension (gazebo) to an existing deck with a 0-ft. west side setback and 0-ft. rear setback (7-ft. and 3-ft. required).
Zoned DR-2F.
Owner/Applicant-Jeffrey J. Bannon

APPROVED	0	WITHDRAWN	0
DISAPPROVED	XX	DEFERRED	0

MOTION: Disapproval.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 7 AGAINST 0

15. WANDO CREEK LN. (263-00-02-030,036,037, APP. NO. 1510-6-B15
044 AND 045)

Request special exception under Sec. 54-110 to allow an extension of existing non-conforming uses of a boatyard and marina for parcels TMS#'s 263-00-02-036, 037, 044 and 045.

Request variance from Section 54-301 to allow a height variance of 55-ft. on parcels TMS#'s 263-00-02-037 and 045 (Height limit is 35-ft. and not to exceed 2 ½ stories).

Request variance from Sec. 54-301 to allow a height variance of 75-ft. on parcel TMS# 263-00-02-037 for relocated boat repair structure (Height limit is 35-ft. and not to exceed 2 ½ stories).

Request use variance from Sec. 54-203 to allow parking and office use on parcel TMS# 263-00-02-030 as an accessory use to the adjoining boatyard and marina use on the other 4 parcels.

Zoned SR-1.

Owner-Cainhoy Holdings, LLC/Applicant-G. Trenholm Walker

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

For more information, contact the Zoning and Codes Division Office at 724-3781 or www.charleston-sc.gov

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.